

QUIT CLAIM DEED

12/07/05 11:41:20
BK 516 PG 147
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

GRANTOR:
BAPTIST MEMORIAL HOSPITAL-DESOTO, INC.,
A MISSISSIPPI NON PROFIT CORPORATION

TO

GRANTEE:
CITY OF SOUTHAVEN
A MUNICIPAL CORPORATION

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, BAPTIST MEMORIAL HOSPITAL-DESOTO, INC., does hereby grant, bargain, sell, quitclaim and convey unto CITY OF SOUTHAVEN, A MUNICIPAL CORPORATION, the following described property:

TRACT I

DESCRIPTION OF THE PROPOSED RIGHT-OF-WAY DEDICATION OF SOUTHCREST CIRCLE EAST (84' R.O.W.) AND BEING A PART OF THE PROPERTY CONVEYED TO THE GRANTOR HEREIN BY QUIT CLAIM DEEDS OF RECORD IN THE CHANCERY COURT CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI IN BOOK 0437, PAGE 0492 AND BOOK 0436, PAGE 0698 AND BEING LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 8 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF AIRWAYS BOULEVARD (106' R.O.W.), SAID POINT BEING LOCATED SOUTHWARDLY ALONG SAID CENTERLINE A DISTANCE OF 945.37 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF RASCO ROAD; THENCE SOUTH 88 DEGREES 43 MINUTES 41 SECONDS WEST A DISTANCE OF 349.45 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHCREST PARKWAY (106' R.O.W.); THENCE SOUTHWESTWARDLY ALONG SAID SOUTH LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,319.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 01 MINUTES 57 SECONDS WEST - 958.91 FEET, AN ARC LENGTH OF 990.14 FEET, AND A TANGENT LENGTH OF 519.71 FEET TO A POINT; THENCE SOUTH 45 DEGREES 43 MINUTES 03 SECONDS WEST AND CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 437.35 FEET TO THE POINT OF BEGINNING "A" OF THE PROPERTY DESCRIBED HEREIN; THENCE SOUTHWESTWARDLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 00 DEGREES 43 MINUTES 03 SECONDS WEST - 127.28 FEET, AN ARC LENGTH OF 141.37 FEET, AND A TANGENT LENGTH OF 90.00 FEET TO A POINT; THENCE SOUTH 44 DEGREES 16 MINUTES 57 SECONDS EAST A DISTANCE OF 538.29 FEET TO A POINT; THENCE SOUTHEASTWARDLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 68.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 41 MINUTES 56 SECONDS EAST - 116.54 FEET, AN ARC LENGTH OF 139.98 FEET, AND A TANGENT LENGTH OF 113.03 FEET TO A POINT; THENCE CONTINUING SOUTHEASTWARDLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.04 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 07 MINUTES 24 SECONDS EAST - 63.62 FEET, AN ARC LENGTH OF 64.75 FEET, AND A TANGENT LENGTH OF 33.55 FEET TO A POINT; THENCE SOUTH 32 DEGREES 34 MINUTES 51 SECONDS EAST A DISTANCE OF 376.74 FEET TO A POINT; THENCE SOUTHWESTWARDLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 542.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 25 DEGREES

Patrick Harcourt
5909 Shelby Oaks Dr. Ste 102
Memphis TN 38134

06 MINUTES 46 SECONDS WEST - 514.56 FEET, AN ARC LENGTH OF 536.16 FEET, AND A TANGENT LENGTH OF 292.31 FEET TO A POINT; THENCE SOUTH 53 DEGREES 27 MINUTES 07 SECONDS WEST A DISTANCE OF 145.55 FEET TO A POINT; THENCE NORTH 30 DEGREES 38 MINUTES 56 SECONDS WEST A DISTANCE OF 8.04 FEET TO A POINT; THENCE NORTH 36 DEGREES 32 MINUTES 53 SECONDS WEST A DISTANCE OF 76.00 FEET TO A POINT; THENCE NORTH 53 DEGREES 27 MINUTES 07 SECONDS EAST A DISTANCE OF 144.73 FEET TO A POINT; THENCE NORTHEASTWARDLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 458.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 35 MINUTES 05 SECONDS EAST - 689.92 FEET, AN ARC LENGTH OF 781.25 FEET, AND A TANGENT LENGTH OF 524.41 FEET TO A POINT; THENCE NORTH 44 DEGREES 16 MINUTES 57 SECONDS WEST A DISTANCE OF 761.48 FEET TO A POINT; THENCE NORTHWESTWARDLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 88 DEGREES 39 MINUTES 43 SECONDS WEST - 55.95 FEET, AN ARC LENGTH OF 61.97 FEET, AND A TANGENT LENGTH OF 39.14 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHCREST PARKWAY; THENCE NORTH 45 DEGREES 43 MINUTES 03 SECONDS EAST A DISTANCE OF 213.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 123,617.50 SQUARE FEET OR 2.8379 ACRES OF LAND.

TRACT 2

DESCRIPTION OF A PART OF THE PROPOSED RIGHT-OF-WAY DEDICATION OF GUTHRIE DRIVE NORTH (68' R.O.W.) AND BEING A PART OF THE PROPERTY CONVEYED TO THE GRANTOR HEREIN BY QUIT CLAIM DEEDS OF RECORD IN THE CHANCERY COURT CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI IN BOOK 0437, PAGE 0492 AND BOOK 0436, PAGE 0698 AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 8 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 OF THE DESOTO TENWAY SUBDIVISION SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF GUTHRIE DRIVE NORTH; THENCE SOUTHEASTWARDLY ALONG SAID WEST LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 326.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREES 33 MINUTES 07 SECONDS EAST - 45.61 FEET AND AN ARC LENGTH OF 45.65 FEET, AND A TANGENT LENGTH OF 22.86 FEET TO A POINT ON THE BULB OF THE PROPOSED CUL-DE-SAC; THENCE SOUTHEASTWARDLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 59.50 FEET A CHORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 44 MINUTES 27 SECONDS WEST - 68.42 FEET AND AN ARC LENGTH OF 72.90 FEET TO THE POINT OF BEGINNING "B" OF THE PROPERTY DESCRIBED HEREIN; THENCE SOUTHEASTWARDLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 59.50 FEET, A CHORD BEARING AND DISTANCE SOUTH 19 DEGREES 13 MINUTES 33 SECONDS EAST - 93.69 FEET, AN ARC LENGTH OF 107.87 FEET, AND A TANGENT LENGTH OF 75.98 FEET TO A POINT; THENCE SOUTHWESTWARDLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 11 MINUTES 46 SECONDS WEST - 30.09 FEET, AN ARC LENGTH OF 30.57 FEET, AND A TANGENT LENGTH OF 15.78 FEET TO A POINT; THENCE NORTHWESTWARDLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 394.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 11 DEGREES 03 MINUTES 27 SECONDS WEST - 119.73 FEET, AN ARC LENGTH OF 120.20, AND A TANGENT LENGTH OF 60.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,875.23 FEET OR 0.0430 ACRES OF LAND.

TRACT 3

DESCRIPTION OF THE PROPOSED RIGHT-OF-WAY DEDICATION OF SOUTHCREST BOULEVARD (104' R.O.W.) AND SOUTHCREST CIRCLE EAST (68' R.O.W.) AND BEING A PART OF THE PROPERTY CONVEYED TO THE GRANTOR HEREIN BY QUIT CLAIM DEEDS OF RECORD IN THE CHANCERY COURT CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI IN BOOK 0437, PAGE 0492 AND BOOK 0436, PAGE 0698 AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 8 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 OF THE DESOTO TENWAY SUBDIVISION SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF GUTHRIE DRIVE NORTH; THENCE SOUTHEASTWARDLY ALONG SAID WEST LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 326.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREES 33 MINUTES 07 SECONDS EAST - 45.61 FEET AND AN ARC LENGTH OF 45.65 FEET TO A POINT ON THE BULB OF THE PROPOSED CUL-DE-SAC AND THE POINT OF BEGINNING OF "C" OF THE PROPERTY DESCRIBED HEREIN; THENCE SOUTHEASTWARDLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 326.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 11 DEGREES 09 MINUTES 08 SECONDS WEST - 106.36 FEET, AN ARC LENGTH OF 106.83 FEET, AND A TANGENT LENGTH OF 53.90 FEET TO A POINT; THENCE SOUTH 01 DEGREES 45 MINUTES 51 SECONDS EAST A DISTANCE OF 10.53 FEET TO A POINT; THENCE NORTHWESTWARDLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 24 DEGREES 04 MINUTES 03 SECONDS WEST - 37.95 FEET, AN ARC LENGTH OF 38.93 FEET, AND A TANGENT LENGTH OF 20.51 FEET TO A POINT; THENCE NORTHWESTWARDLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 59.50 FEET, A CHORD BEARING AND DISTANCE OF NORTH 03 DEGREES 51 MINUTES 50 SECONDS WEST - 80.41 FEET, AN ARC LENGTH OF 88.28 FEET, AND A TANGENT LENGTH OF 54.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,695.98 SQUARE FEET OR 0.0389 ACRES OF LAND.

EXECUTED AND DELIVERED THIS 12th DAY OF December, 2005.

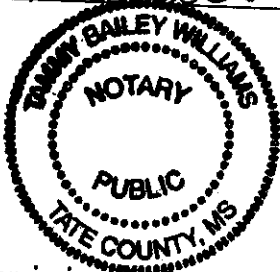
BAPTIST MEMORIAL HOSPITAL-DESOTO, INC.

BY: Randy King
TITLE: CEO/Administrator

STATE OF Mississippi
COUNTY OF Desoto

This day personally appeared before me, the undersigned authority in and for said county and state, the within named Randy King who acknowledged that he is CEO/Administrator, of the BAPTIST MEMORIAL HOSPITAL-DESOTO, INC. and that for and on behalf of said corporation and as its act and deed, he executed the above and foregoing Quit Claim Deed on the day and year therein mentioned and for the purposes therein expressed, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 7th
day of December, 2005.



TAMMY BAILEY WILLIAMS
Mississippi Statewide Notary Public
My Commission Expires April 12, 2009

Tammy Bailey Williams
Notary Public

My Commission Expires:

April 12, 2009

GRANTOR'S ADDRESS:

Baptist Memorial Hospital – DeSoto, Inc.
7601 Southcrest Parkway
Southaven, MS 38671
Phone #:662-349-7289

GRANTEE'S ADDRESS:

City of Southaven
8710 Northwest Drive
Southaven, MS 38671
Phone #:662-280-2489

Prepared by and return to:
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